

MEMORANDUM

DATE: October 9, 2008
TO: Mayor Becker
City Council

FROM: Wilf Sommerkorn, Planning Director

RE: SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE OCTOBER 8, 2008 MEETING.

The following summary of actions by the Planning Commission is being provided to you for information purposes only. No action by the Administration or Council is required at this time.

PUBLIC HEARING

1. **Metropolitan Landing Condominiums**—a request by International Commercial Properties, LLC, for conditional use—planned development approval, conditional use for extra building height, and preliminary plat approval to build a new five building residential condominium project. The project consists of 79 total residential units, accessory carports, a basketball court, and kids' play area. The project address is approximately 961 South Redwood Road in a CC (Corridor Commercial) zoning district.
 - a. **Petition 410-08-52, Conditional Use for Planned Development and extra building height**—The applicant is requesting approval to construct multiple principal buildings (five) on the same lot. The buildings will contain residential condominium units.

Staff Contact: Casey Stewart
Decision: Approved with conditions
Council District: Two
Council Member: Van Turner

- b. **Petition 480-08-10, Condominium Preliminary Plat**—The applicant is requesting preliminary approval for a condominium plat to divide up the ownership of the proposed residential buildings.

Staff Contact: Casey Stewart
Decision: Approved with conditions
Council District: Two
Council Member: Van Turner

2. **Petition No. PLNSUB2008-0031, The Flats at Capitol Hill, Conditional Use at 477 N. 300 West**—a request by Metaview Development for approval of a modification to the density regulations as allowed

through conditional use in the RMU-45 zoning district. The applicant requests an increase in density allowance for five additional dwelling units. The density increase would be from 22 units to 27 units.

Staff Contact: Everett Joyce
Decision: Approved
Council District: Three
Council Member: Eric Jergensen

3. **Petition No. PLNPCM2008-0538, Salt Lake City Code Maintenance; Fine Tuning text amendments**—a request by the Salt Lake City Mayor to analyze the feasibility of amending the City Code including the Subdivision and Zoning Ordinances to provide for clarity and efficiency of use as part of an ongoing process of code maintenance. The following issues are being considered:

1. Subdivision Posting—Change posting period from 14 to 10 days,
2. Maximum Building Height—Use number of feet only, rather than number of feet and number of stories relating to the maximum height requirement.
3. Unit Legalization—change apartment license requirement from 5 dwelling units to 3 dwelling units,
4. Correct Reference—Within the Qualifying Provisions reference section of the RMU-35 and RMU-45 Zoning Districts, the minimum lot area and lot width requirements reference the wrong section of the ordinance, and
5. Multiple Structures in MU Zoning District—allow more than one principal building on a lot in the MU Mixed-Use Zoning District.

Staff Contact: Everett Joyce
Decision: A favorable recommendation was transmitted to the City Council.
Council District: Citywide
Council Member: Citywide

4. **Petition PLNSUB2008-00198 and PLNSUB2008-00355, Planned Development/Minor Subdivision, Edmonds Court**—a request by Neighborworks Salt Lake for Planned Development/Minor Subdivision approval to construct a six dwelling unit single-family attached town house project on three existing lots located at approximately 645 West 400 North, 363 North Edmonds Place, and 357 North Edmonds Place. The property is located in the SR-3 Special Development Pattern Residential District.

Staff Contact: Wayne Mills
Decision: Approved with conditions
Council District: Three
Council Member: Eric Jergensen

cc: David Everitt, Chief of Staff
Esther Hunter, Advisor to the Mayor
Frank Gray, Community Economic Development Director.
Mary De La Mare-Schaefer, CED Deputy Director.
Wilf Sommerkorn, Planning Director
Lyn Creswell, Chief Administrative Officer
Cindy Gust-Jenson, City Council Executive Director
Janice Jardine, City Council Office
Orion Goff, Building Services and Licensing Director
DJ Baxter, Redevelopment Agency Director
John Naser, Engineering Director
Kevin Young, Transportation Planning Engineer
Lynn Pace, Deputy City Attorney
Nielson, Paul, Land Use Attorney
John Spencer, Property Management
City Council Liaisons
Planning Commission Members
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